

\$519,900 - 1234 Berkley Drive Nw, Calgary

MLS® #A2138054

\$519,900

5 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Stunning half duplex with LEGAL suite in the sought after NW community of Beddington is perfect for investors or first time home buyers! Welcome to your dream investment opportunity or your ideal first home! This beautifully renovated half-duplex offers the perfect blend of modern amenities and cozy living. Featuring a bi-level design, this home offers a spacious 1,219 sq ft of living space on the main floor and a 1108 sq ft LEGAL suite in the basement.

The property is move-in ready with recent renovations that bring a fresh and modern feel to the entire home. Both suites come with their own in-suite laundry facilities, making life easier for both owners and tenants.

The upper unit boasts a thoughtful floor plan with 3 bedrooms, a 4pc family bathroom and 2pc ensuite off the primary bedroom as well as an updated kitchen and separate dining area and a large living room with fireplace - perfect for relaxing or entertaining.

The LEGAL suite on the lower level has its own separate entrance & offers excellent potential for rental income or multi-generational living. It includes 2 bedrooms, a 4-piece bath, a fully equipped kitchen, a living area, and additional storage and utility rooms.

This home is complemented by two off-street parking spaces, ensuring ample parking for residents and guests.

Located in the desirable Beddington Heights community, this property is surrounded by an



array of amenities. Enjoy the convenience of nearby parks and playgrounds, perfect for family outings and outdoor activities. The community is home to many schools, ensuring quality education for your children. Shopping and dining options are just a short distance away, providing everything you need within reach.

Whether you’re looking for a family home with additional income potential or a solid investment property, this semi-detached half duplex is an ideal choice. With its prime location, spacious layout, and LEGAL suite, 1234 Berkley Dr NW offers endless possibilities.

Don’t miss out on this exceptional opportunity—schedule a viewing today and imagine the possibilities that await you in this fantastic home!

Built in 1982

Essential Information

MLS® #	A2138054
Price	\$519,900
Sold Price	\$601,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1234 Berkley Drive Nw
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Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1S9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 13th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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